



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

COLONIAL PLAZA SHOPPING CENTER FOR LEASE

6433 LA-182
Morgan City, LA 70380

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
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carmen@sr-cre.com



AVAILABLE
7,500 S.F.
SAURAGE ROTENBERG
225-766-0000



OFFERING SUMMARY

Lease Rate:	\$8 - 12 SF/yr (NNN)
Total Available SF:	23,700 SF
Space 1: (Leased to Bealls Outlet)	16,200 SF
Space 2: Available (former Stage Shoes)	3,750 - 7,500 SF
Lot Size:	292,320 SF
Zoning:	COMMERCIAL

PROPERTY HIGHLIGHTS

- ROUSE'S GROCERY ANCHORED Shopping Center; the Town Square in the heart of Morgan City, Louisiana
- 3,750 - 7,500 SF remaining of clean second generation Retail Space Formerly STAGE SHOES, (7,500 SF) may be sub-divided into 3,750 SF
- Ample Parking, Large Pylon Sign, and Great Visibility
- ADA Restrooms
- Fixtures Available
- Co-Tenancy includes: Rouses, Bealls Outlet, H&R Block, Clearwater Swimming Pools, Auto Zone, Subway, Charming Nails
- Close to other National Retailers: McDonald's, Burger King, Domino's Pizza, Popeyes, Waffle House, CVS, Sherwin Williams, and more...
- NNN Leases
- TI Available

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AERIAL OVERVIEW

6433 LA-182, MORGAN CITY, LA 70380

3,750 - 7,500 SF



Map data ©2022 Imagery ©2022, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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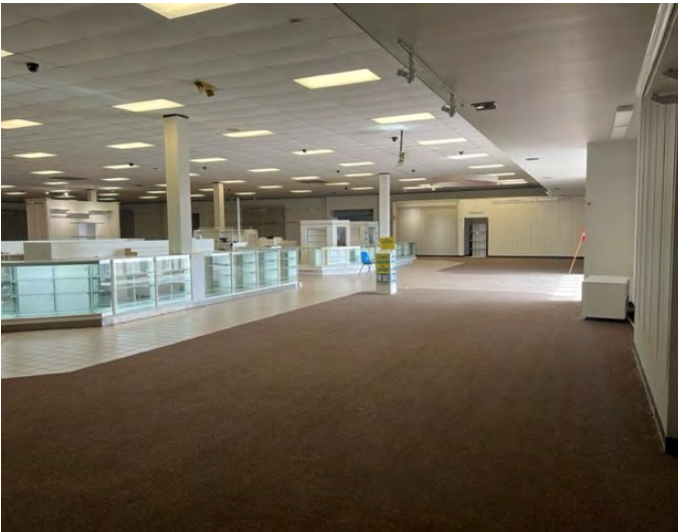
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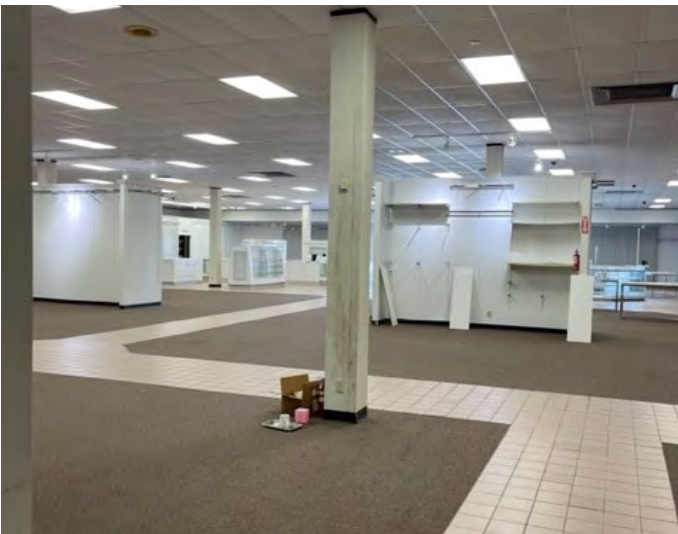
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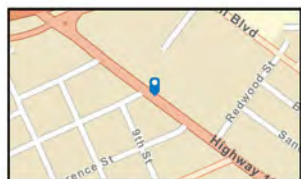
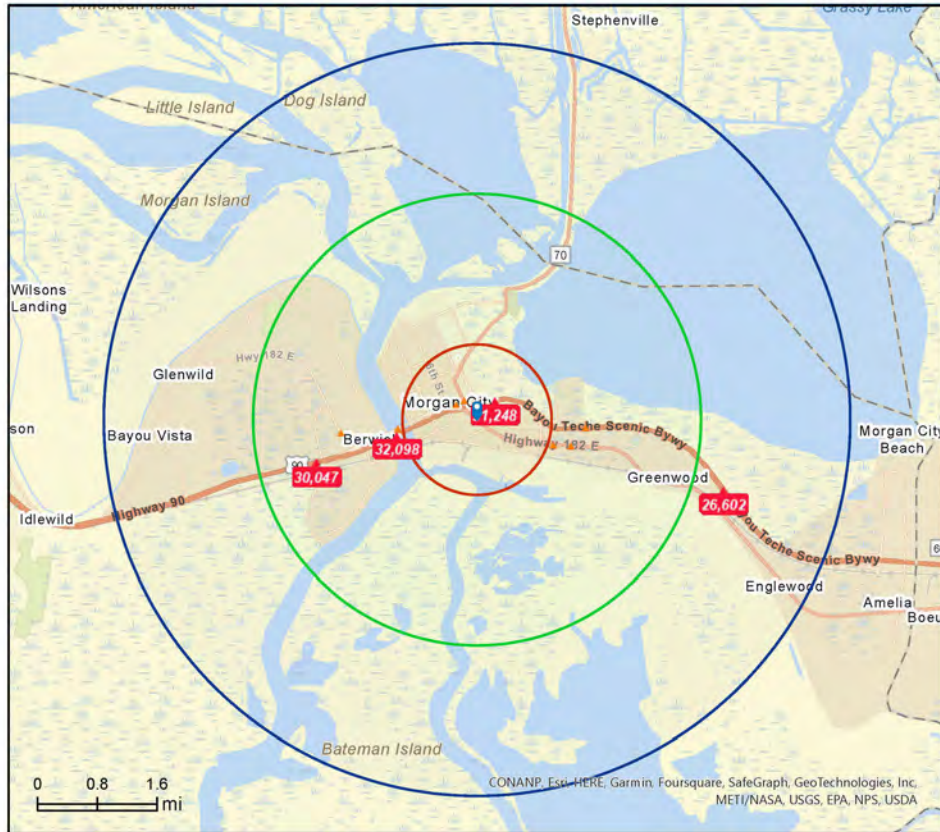
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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII & DRIVE TIME MAP: 5, 10, 15 MINUTE RADII

COLONIAL PLAZA SHOPPING CENTER

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Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).



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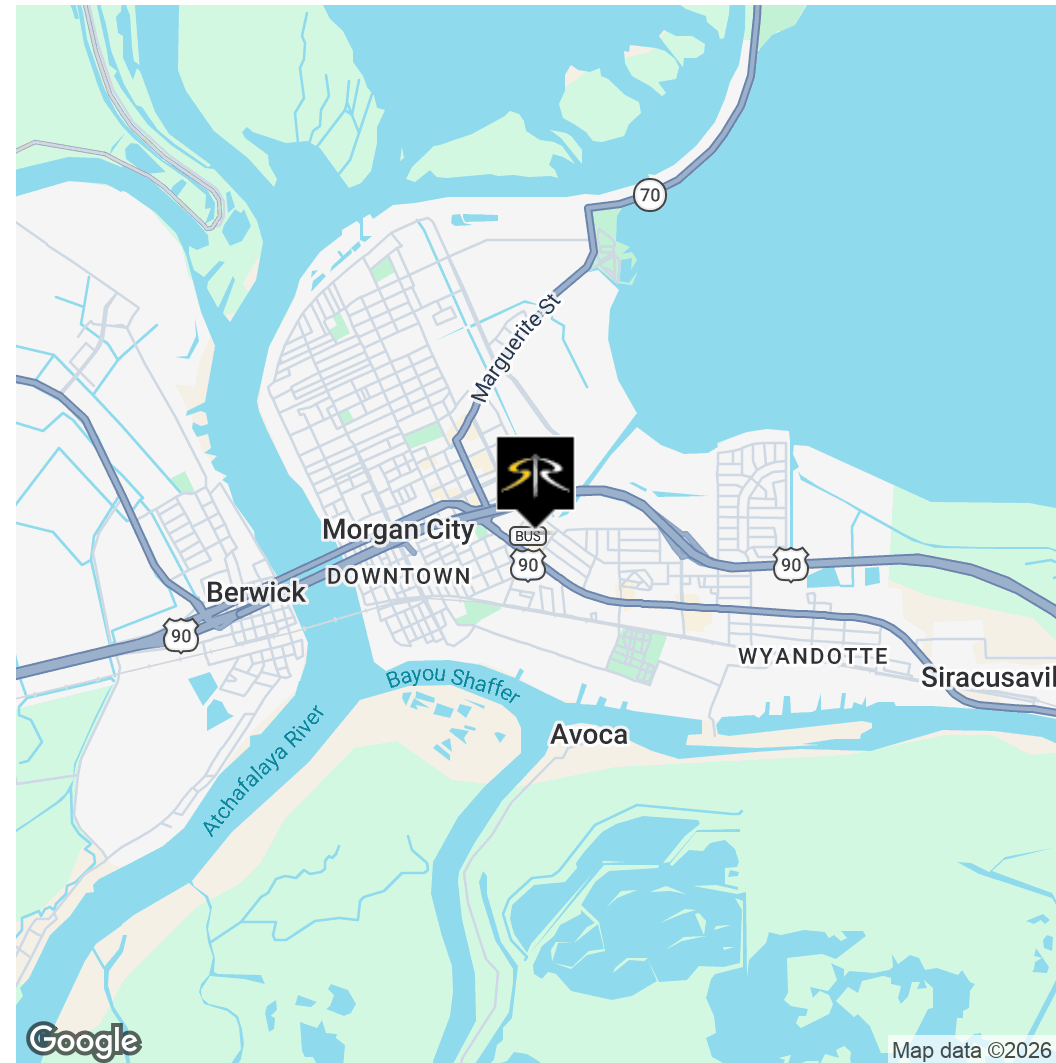
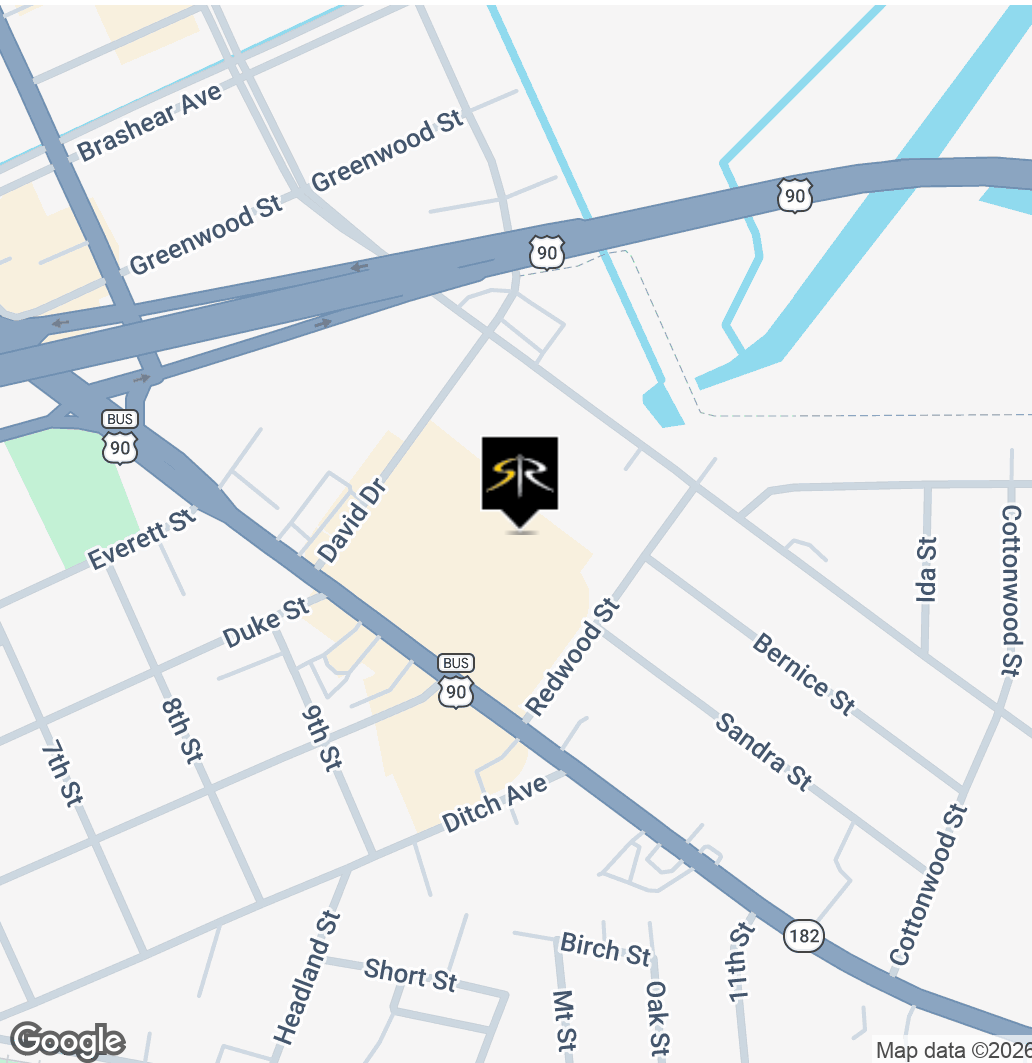
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LOCATION MAPS

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DEMOGRAPHICS

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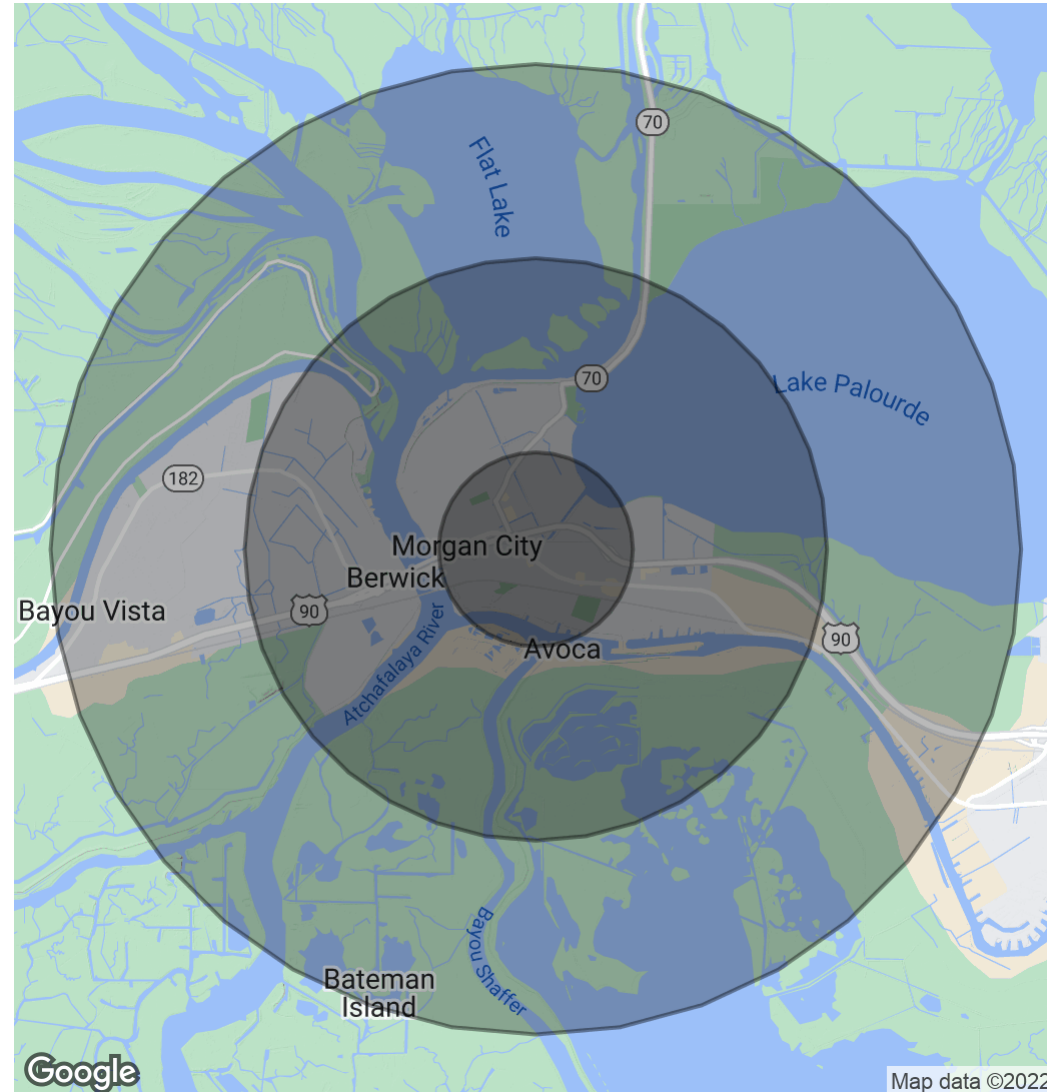
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,375	15,114	21,520
Average Age	47.5	42.0	40.1
Average Age (Male)	47.5	41.0	38.6
Average Age (Female)	48.0	43.1	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,314	7,566	10,517
# Of Persons Per HH	1.6	2.0	2.0
Average HH Income	\$36,324	\$42,032	\$42,907
Average House Value	\$128,626	\$120,040	\$125,822

** Demographic data derived from 2020 ACS - US Census*



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